



An
Bord
Pleanála

Record of Meeting ABP-308172-20

Case Reference / Description	260 no. apartments and associated site works. Site at Belmayne P4, the corner of Churchwell Road and Churchwell Crescent, Belmayne, Dublin 13.		
Case Type	Section 5 Pre-Application Consultation Request		
Date:	28 th January 2021	Start Time	10:05 a.m.
Location	Via MS Teams	End Time	11:10 a.m.
Chairperson	Tom Rabbette	Executive Officer	Ciaran Hand

Representing An Bord Pleanála:

Tom Rabbette, Assistant Director of Planning
Sarah Moran, Senior Planning Inspector
Ciaran Hand, Executive Officer

Representing Prospective Applicant:

Robert Stanley, Client
Dan Reilly, DBFL Consulting Engineers
Brendan Manning, DBFL Consulting Engineers
Shane Walsh, MCORM Architects
David Ledwith, MCORM Architects
Saoirse Kavanagh, McGill Planning
Trevor Sadler, McGill Planning
Brenda Butterly, McGill Planning
Lucy Carey, CRS Landscape

Representing Planning Authority

Diarmuid Murphy, Senior Executive Planner, Planning Dept
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Gareth Hyland, Executive Planner, Roads
Kieran O'Neill, Senior Executive Landscape Architect, Parks & Biodiversity Dept

Introduction

The representatives of An Bord Pleanála (ABP) welcomed the prospective applicant, Planning Authority (PA) and introductions were made. The procedural matters relating to the meeting were as follows:

- The written record will be placed on the pre-application consultation file and will be made public once the Opinion has issued,
- ABP received a submission from the PA on 12th October 2020 providing the records of consultations held pursuant to section 247 of the Planning and Development Act, 2000 as amended and its written opinion of considerations related to proper planning and sustainable development that may have a bearing on ABP's decision,
- The consultation meeting will not involve a merits-based assessment of the proposed development,
- The meeting will focus on key site-specific issues at strategic overview level, and whether the documents submitted require further consideration and/or amendment in order to constitute a reasonable basis for an application.
- Key considerations will be examined in the context of the statutory development plan for the area and section 28 Ministerial Guidelines where relevant,
- A reminder that neither the holding of a consultation or the forming of an opinion shall prejudice ABP or the PA concerned in relation to any other of their respective functions under the Planning Acts or any other enactments and cannot be relied upon in the formal planning process or in legal proceedings.

The ABP representatives acknowledged the letter dated 15th September 2020 formally requesting pre-application consultations with ABP. The prospective applicant advised of the need to comply with the definition of SHD as set out in the (Housing) and Residential Tenancies Act of 2016, in relation to thresholds of development. The representatives of ABP advised that the Inspector dealing with the pre-application consultation request would be different to the Inspector who would deal with the application when it was submitted. Recording of the meeting is prohibited.

Agenda

- 1. Consistency with National Planning Policy and with the Draft Belmayne Town Centre and Belcamp Lane Masterplan and the Belmayne Clongriffin Local Area Plan 2018-2022 (as extended) including residential density, housing mix and building height.**
- 2. Design and layout of development including the public realm and interaction with the adjacent Greenway and Belmayne Main Street, provision of public open space, play area and communal facilities, also potential impacts on residential amenities.**
- 3. Traffic and transportation issues as per report of DCC Traffic and Transportation Planning Division.**
- 4. AOB**

1. Consistency with National Planning Policy and with the Draft Belmayne Town Centre and Belcamp Lane Masterplan and the Belmayne Clongriffin Local Area Plan 2018-2022 (as extended) including residential density, housing mix and building height.

• ABP Comments:

- Development height will be considered in the context of local and national planning policy.
- Applicant to submit a rationale for proposed height and to consider potential Material Contravention regarding same.
- Applicant is advised to justify the proposed residential density in the context of local and national planning policy.
- Applicant to consider a wider analysis of housing mix in the surrounding area, as per DCC comment.

• Prospective Applicant's Comments:

- This is an infill site.
- Density will increase incrementally on KDC lands to the south and west.
- Density is below the LAP indicative density for the development site.
- Proposed housing mix will be examined in the context of Belmayne.
- There is a material contravention in relation to height proposed.

• Planning Authority's Comments:

- Satisfied that this site is being completed
- The site is in a transitional area between the existing Belmayne development and the KDC lands to the south and west.
- The site has a landmark corner location facing KDC lands.
- Have regard to housing mix in the wider area.
- Proposed height is satisfactory.
- There is a precedent for height in the area.
- The only potential material contravention is in relation to height

2. Design and layout of development including the public realm and interaction with the adjacent Greenway and Belmayne Main Street, provision of public open space, play area and communal facilities, also potential impacts on residential amenities.

• ABP Comments:

- Proposed layout to indicate potential interaction with the district centre.
- Applicant to justify proposed quantum and quality of communal open space.
- Applicant to outline the extent of the ventilation for the under-croft car park.
- Applicant to provide details of landscaping and SUDs measures.
- Applicant to consider interaction with the public realm at street level with regard to DCC comments.
- Applicant to address potential impacts on existing residential amenities.

- Applicant to provide further analysis of % of dual aspect units in the context of national planning policy.
- Provide full sunlight and daylight analysis
- **Prospective Applicant's Comments:**
 - The courtyard model has been successful in many urban settings.
 - Good quality courtyards can be achieved.
 - The size of the proposed courtyard is generous.
 - The courtyard can achieve greater sunlight penetration at first floor level.
 - The proposed public realm is above minimum standards.
 - The design provides a maximum amount of own door units.
 - The proposed landscaping scheme has been designed to make the best use of overshadowed areas.
 - The landscape design provides for ventilation ducts.
 - The site is considered to be a central accessible location as per the Apartment Guidelines.
 - Proposed dual aspect is more than 33%
- **Planning Authority's Comments:**
 - Satisfied with the overall landscape planning.
 - Concerned with the sunlight and shadow analysis of courtyards and communal open spaces.
 - There are pockets of open space that need to be re-examined.
 - Greenway connection with planting is fine.
 - The potential use of green roofs as amenity areas should be examined.
 - Consider flipping the duplexes at the south of the site.
 - It is possible that balconies could overlook the green areas.
 - Show any potential impacts on adjoining residents.
 - Submit diagrams and comparisons as part of the shadow analysis.

3. Traffic and transportation issues as per report of DCC Traffic and Transportation Planning Division.

- **ABP Comments:**
 - Traffic assessment needs to be detailed.
 - Applicant to provide details of car and cycle parking as per report of DCC Transportation Planning Division.
 - Outline interaction with the streets including the pedestrian/cycle route to the west and the Main Street Part VIII to the south.
- **Prospective Applicant's Comments:**
 - The proposed vehicular access has been moved from the north of the site to the eastern side of the site.
 - There will be a number of pedestrian permeability points.

- The western side of the development will function well regardless of whether the adjoining carriageway is used for pedestrian/cycle or vehicular route.
- **Planning Authority's Comments:**
- Satisfied with the car parking layout
- Greenway is not technically a greenway and may be used as a vehicular route in the future.
- The Masterplan has designated it as a vehicular route.
- It has not been decided by the planning authority whether this will be for vehicular or cycle use.

4. Any other matters

- **ABP Comments with regard to application:**
- Ensure a high-quality finish
- Submit a building lifecycle report
- Applicant to consider the durability of external render finishes.
- **Prospective Applicant's Comments:**
- No further comments
- **Planning Authority's Comments:**
- No further comments
- **Conclusion**
The representatives of ABP emphasised the following:
 - There should be no delay in making the planning application once the public notice has been published
 - Sample notices, application form and procedures are available on the ABP website
 - Irish Water would like prospective applicants to contact Irish Water at cdsdesignqa@water.ie **between the Pre-Application Consultation and Application stages**, to confirm details of their proposed development and their proposed design.
 - The email address to which applicants should send their **applications** to Irish Water as a prescribed body is spatialplanning@water.ie

Tom Rabbette
Assistant Director of Planning
February, 2021